City of Melbourne

Project Brief

The Southbank and Fishermans Bend

Heritage Study

Consultant Project Brief

Project Owner	Robyn Hellman
Project Manager	Peter Mondy
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CITY OF MELBOURNE

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1 INTRODUCTION

The City of Melbourne places high importance on heritage values in a future city and is committed to protecting important heritage places within the municipality.

Southbank, South Wharf, Port Melbourne and Fishermans Bend within the City of Melbourne and Docklands between Port Melbourne and South Wharf are renewal areas of the city that contain important heritage places.

2 THE STUDY AREA

The study area includes the suburbs of Southbank, South Wharf, Port Melbourne / Fishermans Bend within the City of Melbourne and Docklands between Port Melbourne and South Wharf. (Refer to Attachment Map 1).The Port of Melbourne Corporation area is not included in the study area.

3 PURPOSE

To identify all culturally significant heritage places, including objects, buildings, trees, and artefacts within the Southbank, Docklands, Port Melbourne and Fishermans Bend areas (see attachment 1 map) to determine which heritage places warrant statutory protection in the Melbourne Planning Scheme.

4 SCOPE

The study should focus on understanding the significance of all historic places, buildings and artefacts within the study area and how significant places should be protected. The study will also develop a historic narrative, at a local level, that builds on the Council's 2012 thematic environmental history for the city.

The assessment of heritage significance should be comprehensive and evaluate the significance of all relevant buildings, places, objects and assets, including where appropriate Aboriginal cultural heritage places, within the study area.

The consideration of Aboriginal cultural heritage in the study may require a sub-consultant partnership to be a part of the project to undertake a preliminary investigation of Aboriginal cultural heritage places within the study area. Bidders should outline how Aboriginal cultural heritage will be considered in the study.

Council's Aboriginal Heritage Action Plan 2015-18 outlines an approach to the protection, maintenance and recognition of sites which are culturally important to Victoria's Aboriginal communities within or connected to the City of Melbourne. The Southbank and Fishermans Bend study is expected to be consistent with the Aboriginal Heritage Action Plan 2015-18. However it is beyond the scope and resources of the current project to undertake new archaeological studies of Aboriginal cultural heritage matters in the study area. The need for any such research should form part of the study's recommendations for further work to be undertaken in a future Aboriginal cultural heritage study or review.

The Southbank and Fishermans Bend heritage study will inform a Melbourne Planning Scheme Amendment to ensure all places with heritage significance are identified, placed within a thematic, historical narrative that provides a context for future development and are afforded the appropriate level of heritage protection. The study findings will also contribute to other vision documents forming a part of a wider planning framework for the area.

5 PROJECT DEFINITION

5.1 Project Requirements

Consultants should provide a fee proposal for the following:

5.1.1 The Study

Undertake a heritage study in the study area (Map at Attachment 1). This includes the following tasks (in accordance with the Department of Environment, Land, Water and Planning (DELWP) Planning Practice Note '*Applying the Heritage Overlay September 2012'*):

1. Review all places, buildings, vegetation and relevant infrastructure within the study area (see map at Attachment 1).
2. Make recommendations for the above detailing whether the item should be retained in, removed from, or added to, a heritage overlay as either an individually significant building or place or a contributory building within a precinct. Each building and or place should be graded significant, contributory or non-contributory in accordance with the definitions in Amendment C258 and should also include a grading for the place or building using the older A to D Gradings system. The latest Heritage Places Inventory incorporated document must be updated with all changes and or additions to gradings shown in track changes mode.
3. Identify and map all study area precincts and prepare Statements of Significance for all precincts, and for all individually significant places.
4. Prepare a comprehensive visually-based presentation (in the form of PowerPoint presentation focused on photographs and images) that informs various audiences about the history of these areas and which develops a thematic historic narrative for the area to help guide future decision-making and to put newer development into a context.

This information is to be presented in a report clearly detailing the reason for the proposed recommendations including any change to an existing grading or why no grading is warranted.

The City of Melbourne is also undertaking a review of its heritage policy which includes the "translation" of existing 'A' to 'D' Gradings to the "significant/ contributory" system to meet the requirements of the DELWP Planning Practice Note '*Applying the Heritage Overlay September 2012'* updated.

Although not part of the current study, the successful consultant will also be required to undertake the following tasks to be costed separately:

- Provide a written response to any issues raised in submissions received during exhibition of the planning scheme amendment.
- Present as an expert witness at the Panel Hearing and respond to any expert witness statements presented by submitters.
- Provide all information to Council in the form of a database consistent with Council's requirements and that of the HERMES database.

5.1.2 Additional project phases

The Review as described above will constitute phase one of the project. At the end of phase one, Melbourne City Council may opt to extend the project requirements to include additional phases of project work, at our discretion.

6 HERITAGE STUDIES

6.1 Previous heritage reviews and studies

This Study will build on all previous City of Melbourne heritage studies including:

- South Melbourne Heritage Study
- Bryce Raworth Pty Ltd, South Melbourne Conservation Study, 1998
- Bryce Raworth Pty Ltd, Southbank Heritage Places Study 1999; and
- Allom Lovell and Assoc. 1999/2000 City of Melbourne Heritage Review.

6.1.1 The City of Melbourne Heritage Strategy 2013

The Heritage Strategy 2013 provides Council's priorities for the strategic protection and management of heritage within the municipality. Action 2.2 is to 'progressively undertake a review of heritage in high growth areas'.

6.1.2 Thematic History – A History of the City of Melbourne's Urban Environment, 2012 Context.

The Thematic Environmental History was adopted by Council in 2012 and sets out the key themes that have influenced the historical development of Melbourne. It helps to ensure the places that reflect and represent the historical development of the municipality are recognised. The proposed study should build on this historic environmental thematic narrative and provide a greater level of detail on any existing and or new themes within the study area.

6.1.3 Amendment C258 - Review of Heritage Policies

This Review is being done concurrently by the City of Melbourne. It includes a review of Melbourne Planning Scheme clauses 22.04 and 22.05 Heritage Places within and outside the Capital City Zone, a grading translation from the A-D system to the significant/ contributory system, and the drafting of new statements of significance for the existing large heritage precincts in the following suburbs:

- Carlton
- East Melbourne and Jolimont
- North and West Melbourne
- Parkville
- Southbank
- South Yarra
- Kensington

The proposed Southbank and Fishermans Bend study should reference this work and ensure any recommendations are consistent with the new approach to heritage and gradings of buildings and streetscapes of Amendment C258.

6.1.4 The Aboriginal Heritage Action Plan 2015-18

The City of Melbourne Aboriginal Heritage Action Plan 2015-18 outlines an approach to the protection, maintenance and recognition of sites which are culturally important to Victoria's Aboriginal communities within or connected to the City of Melbourne.

The plan's purpose is to bring together relevant stakeholders to work together to ensure that the Aboriginal cultural heritage of Melbourne is appropriately recognised, conserved and celebrated by all. It focuses actions into three key themes:

- Conservation: The City of Melbourne has a strong understanding of the nature, significance, extent and condition of Aboriginal heritage places across the municipality, and ensures they are appropriately managed and maintained.
- Celebration: The City of Melbourne is a place where people who live, work or visit can easily recognise, experience, understand and celebrate Melbourne as a place that was, is, and continues to be, an Aboriginal place.
- Collaboration: The City of Melbourne works with key stakeholders to ensure Aboriginal heritage is conserved and celebrated by all.

The proposed Southbank and Fishermans Bend study should reference this work and ensure any recommendations are consistent with the approach.

6.1.5 Aboriginal Heritage of the Fishermans Bend Urban Renewal Area

Biosis Pty Ltd have examined the heritage and historical context of the Fishermans Bend Urban Renewal Area. Their study identifies a number of sites of heritage significance, both on the existing heritage registers and others considered to be of heritage value. Fishermans Bend is predominantly a mix of nineteenth and early twentieth century low scale residential, commercial and industrial developments but had some sites of potential 'Aboriginal Archaeology' significance from its historical role as an Aboriginal settlement.

The study outlined a number of recommendations which deal predominantly with respecting the heritage setting in designing adjacent buildings, and also lists 12 sites for further investigation with a view of potentially adding them to the heritage register or protecting them with planning controls. Background reports, including a Biosis heritage study, may be found here: http://www.mpa.vic.gov.au/fishbendreports.

6.2 Current Policy

Current provisions within the Melbourne Planning Scheme that apply to the study area include:

- *Clause 15.03 Heritage*
- *Clauses 22.04 and 22.05 Heritage Places inside and outside the Capital City Zone*
- *Schedule to Clause 43.01 Heritage Overlay*
- *Heritage Places Inventory, (June 2015)* (Incorporated Document)
- *Amendment C258 to the Melbourne Planning Scheme*

7 PROJECT METHODOLOGY

Research and a limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the *Planning and Environment Act* 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

The proposed Heritage Study must be in accordance with the DELWP *'Applying the Heritage Overlay'* practice note updated

The study process needs to clearly justify the significance of the place.

The study will build upon the previous work carried out by Council. It must refer to Thematic Environmental History when identifying historical significance.

The study process leading to the identification of the place should be undertaken with rigour and consistency. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its guidelines.

8 PROJECT PLAN

8.1 Project Organisation

The study should elevate the historical narrative and place significant heritage places into context for the broader purpose of people across the organisation.

There is also an expectation the successful bidder will make several visually based presentations of the study findings to Council's leadership team and the wider Council, including its Strategic and Statutory Planning branches.

Project Manager: Peter Mondy

The project manager, Peter Mondy (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the branch, the Council leadership team and project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager Peter Mondy – Strategic Planner or Robyn Hellman – Coordinator Planning Scheme team.

Project Owner: Emma Appleton, Manager Urban Strategy.

The Project Owner has delegated authority for the project and is accountable for its overall success.

8.2 Project Deliverables

The project deliverables are to include:

8.2.1 Photographic Documentation

Buildings

Take photographs of each significant elevation that:

- Provide a clear view (with no or minimal obstructions).
- Colour, 300 DPI jpg and/or tiff files.
- Submit sample photographs for approval – i.e. submit the first ten photographs for approval in approach to visual documentation.

Places and Artefacts

- Provide a clear view of the place and each feature/artefact of cultural significance / contributory value.
- Colour, 300 DPI jpg and/or tiff files.
- Submit sample photographs for approval – i.e. submit the first ten photographs for approval in approach to visual documentation.

8.2.2 Mapping

- CoM GIS or AutoCAD base provided will be provided to the consultant with *at least* the following layers –
  - Streets.
  - Features.
  - Building footprints.
  - Property boundaries.
  - Street numbers.
  - Tree canopies.
  - Existing HOs and HPs.
- Mapping to be prepared by the consultant as follows –
  - Linework to be generated within AutoCAD or GIS – not imported from elsewhere (e.g. the Internet). If working in AutoCAD, closed polylines are preferred.
  - **Discrete** layers for **each** proposed outcome such as HOs, HPs, gradings and significant sites.
  - Heritage gradings of buildings and places under the A-D and Amendment C258 systems to be included as individual layers.

8.2.3 The Study

A report that details the findings of the consultant's study and contains:

1. An individual assessment of each building or place in the study area, including the six nominated heritage buildings in Southbank for immediate interim protection included in attachment 2, and a recommendation for all sites (individually significant, contributory within a precinct, not contributory within a heritage precinct; and a grading from 'A' to 'D' as appropriate). This report must clearly detail the reasons for any change.
2. Statements of Significance for any precincts and all individually significant buildings, places or artefacts.
3. A local level historical thematic narrative that places the buildings and or places into a story of change for the broader purpose of informing readers.
4. A master map locating the above precincts and individually significant places and buildings with a corresponding legend in a format compatible with City of Melbourne CoMPASS (ArcGIS) system. The consultant must supply the relevant list of properties in a GIS file format (eg SHP file or MAPINFO file) including relevant attributes (HO number and property address and heritage grading under the A-D and C258 systems.).
5. The latest Heritage Places Inventory incorporated document updated with all changes and or additions to gradings shown in track changes mode.
6. All Maps and any other information required to support interim and final heritage protection overlay applications to the Minister for Planning.
7. Archival standard photographs of individually significant buildings, places or artefacts taken to a recognised professional photographic standard using a consistent approach and cataloguing system.
8. Any recommendations for further work.

8.2.4 Information Formatting

The completed study, recommendations and the statements of significance must be produced as separate documents so the statements can be easily incorporated into the planning scheme.

The statements of significance are to be written according to the *'Applying the Heritage Overlay Practice Note (September 2012)'* and be based on the heritage criteria contained therein. In addition a location map and clear photograph of the building and or place should also be included.

All sources of information written or oral must be fully documented. For source material privately held, the name and address of the owner should be given, with the owners' consent. Websites are to be cited as footnotes.

All reports are to be submitted in both an Adobe PDF format and an editable Microsoft Word format.

Photographs, maps and drawings shall be of a suitable quality to enable reproduction as detailed above. One hard copy of the final completed report is to be supplied and one electronic copy in both PDF and MS Word format. All statements of significance, photographs and other data shall be provided in a format compatible with the City of Melbourne's systems.

The consultant will provide at least one unobstructed colour photograph in JPEG format (300 DPI) compatible with the CoMPASS (ArcGIS) system clearly depicting each building or place.

The City of Melbourne's accessibility standards for publishing documents on our websites conform with the federal legislation and international Web Content Accessibility Guidelines (WCAG 2.0 Level AA). All documents provided to Council must be prepared in an accessible format consistent with WCAG 2.0 Level AA.

8.3 Preparation of Project Management Plan

The successful consultant must produce a Project Management Plan for endorsement by the client before commencing the study. This plan must set out an agreed timetable and payment schedule with related milestones.

8.4 Research, assessment, and data-entry

Further research and assessment of significance is not required if a place is not considered to be worthy of future conservation. However, the completion of a partial entry in the database to denote this fact will be appropriate to record that City of Melbourne knows the place has been previously considered.

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation.

Refer to the Practice Note mentioned above for further details.

8.5 Recommendations for Statutory Planning Controls

The successful consultant must prepare all detailed Victoria Planning Provision (VPP) statutory exhibition and interim protection Planning Scheme Amendment documents required to introduce both interim and permanent statutory planning controls for all elements worthy of conservation, in the correct statutory planning format, including all supporting documents, in both a PDF and MS Word format, at the required times.

Such documents must be consistent with all relevant VPP Practice Notes and Ministerial Directions. The documents must include the information for each place arranged alphabetically by address and locality. All maps, overlays and schedules included in the Planning Scheme Amendment documents must be checked and certified by the consultant as being correct.

8.5.1 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay, taking care to ensure the draft schedule takes into account any other approved heritage-based planning scheme amendments which may also affect or impact entries in the list.

The drafting of the Schedule must accord with the requirements of the VPP Practice Note – *'Applying the Heritage Overlay, September 2012'* and the formatting requirements specified in relevant Ministerial Directions and Practice Notes.

8.5.2 Draft Statements of Significance

Each building, stand of vegetation, place or asset identified as individually significant shall have a statement of significance.

8.5.3 Base Maps and Report

The consultant must supply the City of Melbourne with:

1. A Planning Scheme base map(s) showing the location of all places (marked with a polygon) which are recommended for statutory protection, in both hardcopy and in a GIS (Mapinfo/ ArcInfo) layer.
2. A report which includes:
   - Name of the client.
   - The study date, and the range of dates considered by the study.
   - Executive summary (no more than 2 pages) and contents page.
   - The place reports for all those places and infrastructure identified to be significant and worthy of future conservation, with colour photos, aerial photos, property boundary and place maps.
   - The draft Schedule to the Heritage Overlay with changes and additions to the overlay schedule, shown in track changes mode, taking care to consider the impact of any other planning scheme amendments which may also affect this outcome.
   - The latest Heritage Places Inventory incorporated document updated with all changes and or additions to gradings shown in track changes.
   - A statement citing any specific limitations of the study if any (for example - limitations in terms of the types of places identified; geographic limitations and or access limitations etc.). This should be clearly organised so the client is informed of any work which may be required as part of any future heritage study review or investigation.
   - Statements of Significance.
   - The Study Consultant Brief.

9 SUBMISSION

9.1 Submission requirements

Written quotes are required that will include the following:

1. A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief.
2. Responses to the matters raised in the study brief should include a plan indicating the proposed timing of tasks, and, a timetable for regular reporting to the Project Manager to an agreed schedule.
3. Details of the consultant's (and any sub-consultant's) relevant experience and qualifications. This should include a recent resume for each participant with the name, title, contact telephone and email details for two recent work-related referees.
4. Total fee for completion of the Study (inclusive of disbursements). The fee (including disbursements), cannot be exceeded without prior written authority from the project manager.

   The fee proposal should include a breakdown of the fees for the respective tasks and stages and members of the consultancy that are indicated in the brief.
5. Hourly rates for each person to be involved in the project for any additional and approved variation to contract.
6. Details of any resources required to support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame.

9.2 Presentation on the Study Approach

Short-listed bidders will be asked to make a formal presentation to the project team outlining their proposed approach and methodology for the study.

9.3 Timetable

The six 'nominated places' listed in attachment two must be assessed immediately to support a request to the Minister for Planning for interim protection for these sites. This work is discrete and could, if necessary, be undertaken separately before the main part of the project is commenced.

For the rest of the project, the recommended approach is to undertake the work in two stages, with the survey and fieldwork completed preferably by Christmas 2016, and, the draft assessment and reporting, completed by 31 March 2017. Both stages should be finished within six months of commencement.

Council's first preference is for the work to commence as soon as is possible. However, the start date is negotiable. The project must be fully complete by the end of the 2016/17 financial year.

It will be necessary for the consultant to meet with all relevant Council officers at an inception meeting to discuss and agree on key aspects of the project and to establish the key project milestones and meeting times. The report editing process should allow for a minimum of three, full editorial re-drafts (excluding any typographical corrections) at no extra cost.

9.4 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) should be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy. A fixed flat rate tariff for approved variations to the brief should be included in the quotation.

9.5 Confidentiality

All documentation, written and electronic, relating to the study will remain confidential between the Council and the consultant.

The report must not be published nor publicly released without the prior written agreement of the Council.

The consultant shall not publish any information and or data associated with the study without the prior written approval of the project manager.

9.6 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by **Friday 26 August 2016.**

Submissions marked "**Southbank and Fishermans Bend Heritage Study - Consultant Bid**" may be sent to:

Post:
Mr Peter Mondy
Strategic Planner-
City Strategy and Place - Urban Strategy Branch
City of Melbourne
PO Box 1603 MELBOURNE VIC 3001

Email:
peter.mondy@melbourne.vic.gov.au

Phone enquiries: 03 9658 8681

10 ATTACHMENTS

Attachment One
Detailed Study Area Map

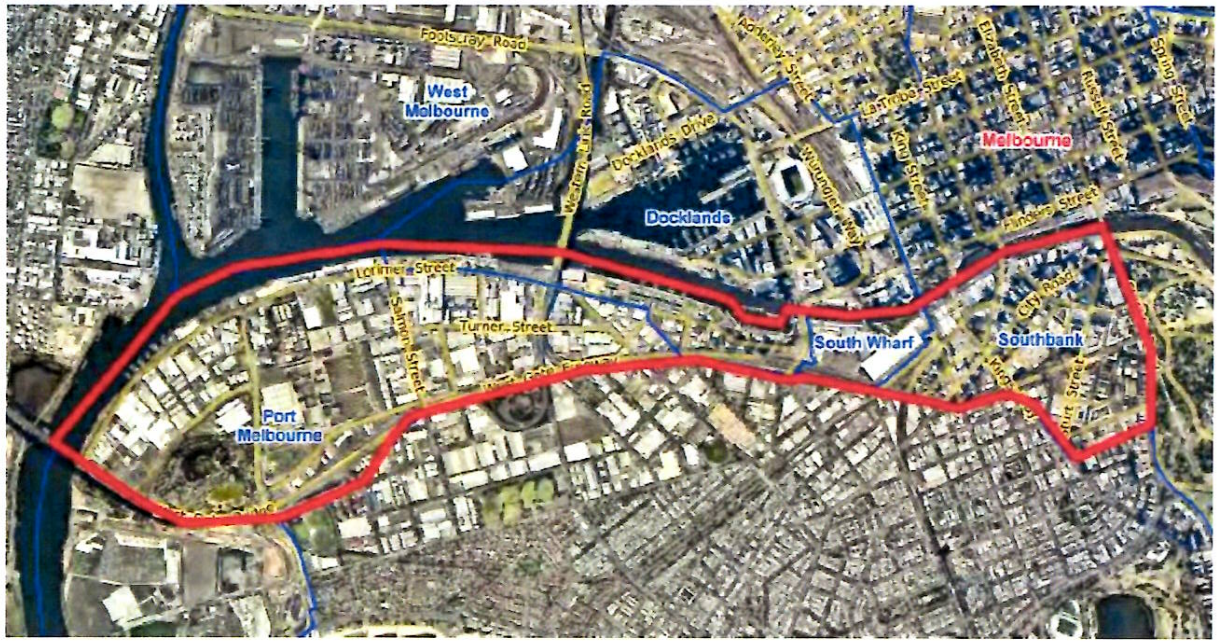
Attachment Two
List of A, B and C graded heritage buildings within Southbank not currently within a Heritage Overlay

Appendix One – Strategic Planning
Strategic Planning frameworks

10.1 Attachment One

Detailed Study Area Map (The study area applies only to the parts of the four suburbs – Fishermans Bend/ Port Melbourne, South Wharf and Southbank- identified in the map below (red line) within the City of Melbourne. The Port of Melbourne Corporation land is not included in the study area)

Southbank and Fishermans Bend Heritage Study



Approx. Scale 1:25000

The City of Melbourne does not warrant the accuracy, currency or completeness of information in this product. Any person using or relying upon such information does so on the basis that the City of Melbourne shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

NORTH

10.2 Attachment Two

List of A, B and C graded heritage buildings within Southbank not currently within a Heritage Overlay of the Melbourne Planning Scheme

Proposed Interim Heritage Controls

Council intends to conduct a full heritage study of the Southbank and Fishermans Bend area in the 2016-17 financial year. The six Southbank buildings listed below were proposed in a 1997 South Melbourne Conservation Study led by Bryce Raworth to be graded A, B or C. They do not currently fall within a Planning Scheme heritage overlay.

In this context, it is appropriate to request **immediate interim heritage protection** from the Minister for Planning for the six buildings identified below at the beginning of the project to ensure the buildings are protected until more permanent heritage controls are put in place.

The successful consultant is required to provide updated building citations for each of the six sites and all other necessary documents, including planning amendment documents with maps and ordinance text, to support an immediate interim heritage protection application to the Minister for Planning for the six nominated buildings.

The interim heritage protection controls will be similar to the permanent heritage controls which are highly likely to result from a Planning Scheme Amendment following the completion of the 2016-17 Southbank and Fishermans Bend Heritage Study.

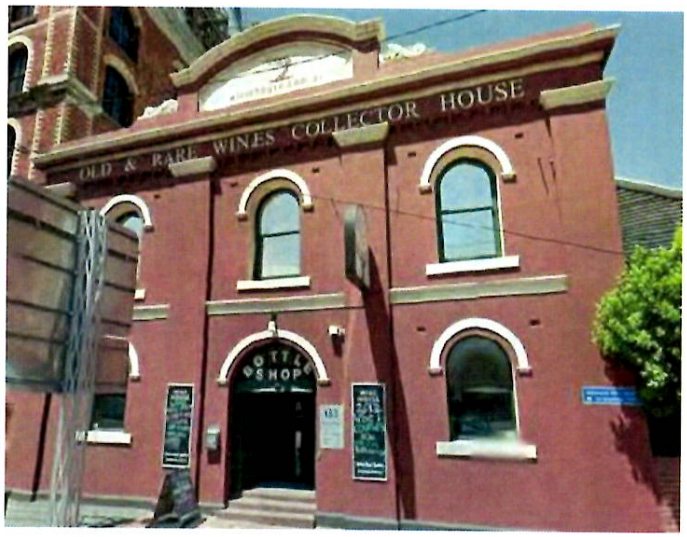
Pictures and Heritage information are compiled in the following pages.

Address	Name	Built	Raworth 1997 grading
115-117 Queens Bridge St		1887	A
133 Queens Bridge St		1887	A
129-131 Queens Bridge St	Castlemaine Brewery	1888	A
63-65 City Rd		1895	B
39-43 Sturt St		1930	C
35-41 City Rd		1935	C

115-117 Queens Bridge St

Heritage Gradings		
Building Grading	**Streetscape Level**	**Laneway Level**
A	1	
Conservation Study Details		
Precinct	**Conservation Mgt Plan**	
South Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
South Melbourne Conservation Study 1997 - Bryce Raworth		
Building and History Information		
Architectural Style	Italianate	
Period	1876-99 - Victorian	
Construction Date	1887	
Source for Construction Date	1887	
Integrity	Fair	
Condition	Fair	
Original Building Type	Bottling Store	
History		
Description/Notable Features	Notable features include elaboration / high standard design of rendered concrete surfaces. The two storey building is one of a pair that flank the large brewery building. Originally constructed of polychrome brickwork, it has subsequently been rendered. More recently, the ground floor fenestration has been altered. Nonetheless the building has retained its original form and makes a major contribution to the suite of brewery buildings.	
Statement of Significance		
Recommended Alterations		

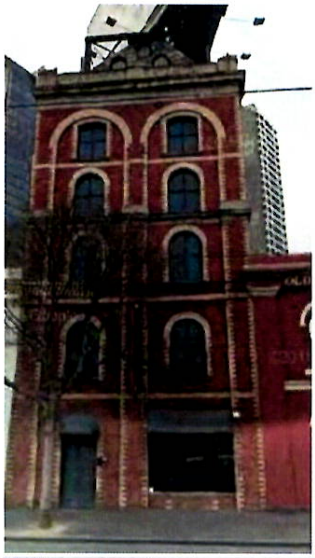
133 Queens Bridge St

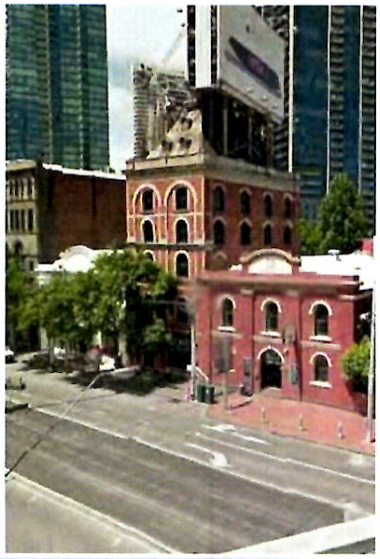


Heritage Gradings		
Building Grading	**Streetscape Level**	**Laneway Level**
A	1	
Conservation Study Details		
Precinct	**Conservation Mgt Plan**	
South Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
South Melbourne Conservation Study 1997 - Bryce Raworth		

Building and History Information	
Architectural Style	Italianate
Period	1876-99 – Victorian
Construction Date	1887
Source for Construction Date	1887
Integrity	Fair
Condition	Fair
History	
Description/Notable Features	Notable features include an elaborate / high standard design of cement rendered surfaces. This two storey building is one of a pair that flank the large brewery building. Originally constructed of polychrome brickwork, it has subsequently been rendered in cement. Although modifications to the exterior have occurred since that time, including modifications to the ground floor fenestration, the building has survived in better condition than its counterpart to the north.
Statement of Significance	
Recommended Alterations	Signage, awning (inappropriate - remove)

129-131 Queens Bridge St





Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
A	1	

Conservation Study Details

Precinct	Conservation Mgt Plan	
South Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
South Melbourne Conservation Study 1997 - Bryce Raworth		

Building and History Information

Architectural Style	
Period	1876-99 - Victorian
Construction Date	1888
Source for Construction Date	1888
Integrity	Fair
Condition	Fair
Original Building Type	
History	Nicholas and Edward Fitzgerald, with the managing director J.B. Perrins, established the South Melbourne branch of the Castlemaine Brewery in November 1871 described in 1890 as ..'one of the most extensive , most prosperous breweries existing in Australia. In 1874 the malthouse for the company was erected on the north side of Queensbridge St whle by 1887 Nicholas Fitzgerald and Perrins were recorded as occupying brick stores on this site for the Castlemaine Brewery Co. In the following year the property had an N.A.V. of 4606 (pounds) and it is from this dramatic increase in their N.A.V. (four and a half tims that of 1887) that the construction of the brewery is inferred. In 1890 the building was listed as being at Moray St North, and while it was portrayed as the 'new brewery' and bottling stores, built originally as a standby in case of fire in the main brewery, at that date the building was fully utilised. By 1892 a new Castlemaine malthouse had been erected in Sturt St. Fitzgerald had been the first Chairman of Directors of the company and he was recorded as becoming the Managing Director in 1892, a post he held until 1906, the year when the brewery amalgamated with the Carlton Brewery.
Description/Notable Features	Notable features include unpainted decorative brickwork. This five storey building is constructed of polychrome brickwork surmounted by a Mansard roof. The facades are of red brick with quoins, window heads and string courses at each floor level, in contrasting cream brick. A decorative arch motif, five stories in height, relieves the front facade. These

	stores were a coherent group of three buldings, each built in polychrome brickwork. The central building was five storeyed, with a mansarded roof punctuated by two rows of dormer windows and the buildings flanking it, two storeyed with decorative rendered parapets. The three buldings remain and the central tower is substantially intact including its mansard roof, however the lower buildings have been rendered over, resulting in a loss of coherency over the group. The sandblasting of the brickwork of the central tower has been very detrimental to its fabric.
Statement of Significance	The former Castlemaine Brewery Malt House is of significance as a rare, large and substantially intact surviving part of one of South Melbourne's largest industries and for being an architectural landmark in the area. Despite their altered state, the two storeyed buildings are integral to the significance.
Recommended Alterations	Signage (inappropriate - remove) Above roof sign (extremely inappropriate - remove)

63-65 City Rd

Heritage Gradings		
Building Grading	**Streetscape Level**	**Laneway Level**
B	2	
Conservation Study Details		
Precinct	**Conservation Mgt Plan**	
South Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
South Melbourne Conservation Study 1997 - Bryce Raworth		
Building and History Information		
Architectural Style		
Period	1876-99 - Victorian	
Construction Date	1895	
Source for Construction Date	1895	
Integrity	Fair	
Condition	Fair	
History	This warehouse is one of only three late Victorian warehouses, that were given decorated facades, that remain substantially intact in the industrial area of South Melbourne, the others being at 272 & 75 City Road (q.v.v.)	
Description/Notable Features	Notable features include an elaborate / high standard design of cement rendered surfaces. This two storey building is constructed of cement rendered brickwork. Its ornate arches demonstrate the influence of contemporary American architects such as H.H. Richardson. Although altered internally, it remains in excellent condition for its age. The design of this warehouse is similar to that of 75 City Road, with the facade being dominated by a series of arches that extend down to ground level with brick piers. The influence of the American Romanesque is clearly evident in the design, and while similar to a number of warehouses constructed in the City of Melbourne, particularly Flinders Lane, is rare in the industrial areas of South Melbourne. The building has been altered internally.	
Statement of Significance		
Recommended Alterations	Signage, external air conditioner (inappropriate - remove) Painted brick (inappropriate - ram)	
Other Comments	Awning (extremely inappropriate - remove)	

39-43 Sturt St

Heritage Gradings

Building Grading	Streetscape Level	Laneway Level
C	3	

Conservation Study Details

Precinct	Conservation Mgt Plan	
South Melbourne Heritage Precinct		

Conservation Study	Study Date	Status
South Melbourne Conservation Study 1997 - Bryce Raworth		

Building and History Information

Architectural Style	
Period	1926-39 - Inter War
Construction Date	1930
Source for Construction Date	1930
Integrity	Poor
Condition	Fair
History	
Description/Notable Features	Notable features include an elaborate / high standard design of cement rendered surfaces. This pair of factories has been extensively modified to create studio spaces for the Victorian College of the Arts. This has required the construction of a new, and unsympathetic unfil sturcture and alterations to the red brick facades. Some of the unusual, cement rendered dressings, most notably those above the windows have survived in good condition.
Statement of Significance	
Recommended Alterations	

35-41 City Rd

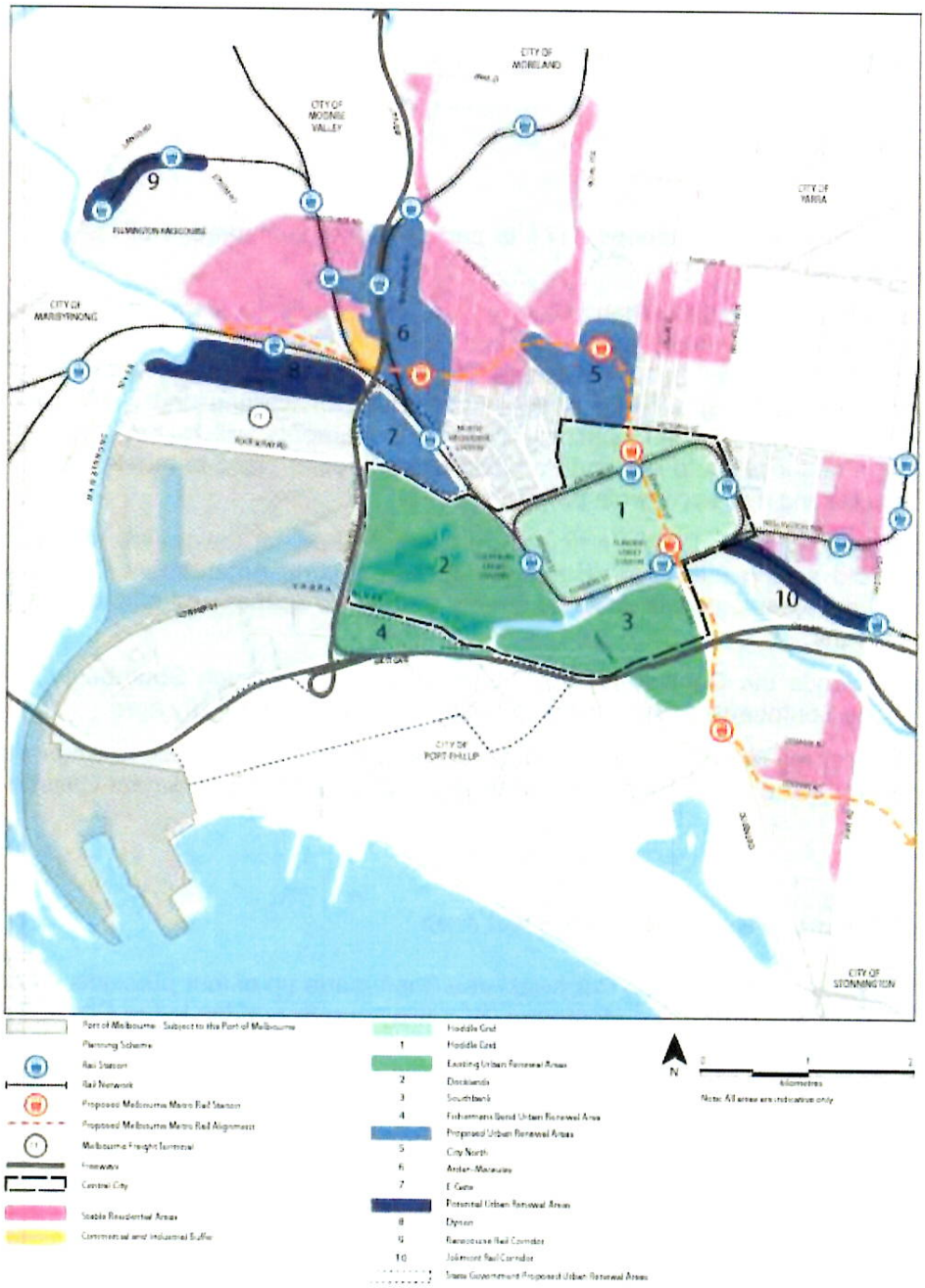
Heritage Gradings		
Building Grading	**Streetscape Level**	**Laneway Level**
C	2	
Conservation Study Details		
Precinct	**Conservation Mgt Plan**	
South Melbourne Heritage Precinct		
Conservation Study	**Study Date**	**Status**
South Melbourne Conservation Study 1997 - Bryce Raworth		
Building and History Information		
Architectural Style	Early Modern	
Period	1926-39 - Inter War	
Construction Date	1935	
Source for Construction Date	1935	
Architect		
Integrity	Good	
Condition	Fair	
History		
Description/Notable Features	These retail premises represent a good example of early Melbourne Modernism. The ground floor faience and the horizontally banded brickwork above are typical of the period. The ground floor fenestration has been modified but the building retains the original window treatment above.	
Statement of Significance		

10.3 Appendix One: Strategic Planning frameworks

The Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) at Clause 21.04-1.2 (figure 1) identifies the suburbs of Southbank, South Wharf, Port Melbourne and Fishermans Bend within the City of Melbourne with the Southbank, Docklands and Fishermans Bend 'Urban Renewal Areas', which are south-west of the central city.

Figure 1 Growth Area Framework Plan



The Southbank Structure Plan

The City of Melbourne has identified Southbank as an urban renewal area that will accommodate significantly more residents and employment growth over the new 30 years. The Southbank Structure Plan 2010 provides a vision and strategy for the future development of Southbank as an integral part of the central city, with the Yarra River at its centre. The plan outlines:

- a range of improvements for commercial, retail and community infrastructure
- the creation of a better street environment for walking and cycling
- new and improved public open spaces.

The plan was endorsed by the City of Melbourne's Future Melbourne Committee on 14 September 2010 within the context of extreme pressure of intensification.

Amendment C171

Planning Scheme Amendment C171 is part of the implementation of the Southbank Structure Plan 2010.

The Southbank Structure Plan proposes the most radical revamp the precinct has seen in its 30-year history and will shape the neighbourhood for the next 30 years. Improvements have been identified for commercial, retail and community infrastructure, creating a better street environment for walking and cycling and new and improved public open spaces. These improvements will make the Southbank precinct a better place to live and do business, an easier place to move around and a more interesting and accessible place to visit.

By setting building and podium heights, prescribing how far towers are set back from streets and setting minimum distances between towers, Amendment C171 ensures that new developments will enhance streets and public spaces and add to the amenity of Southbank.

It also extends the Capital City and Mixed Use Zones through Southbank. This will help make Southbank a more active, attractive and safe central city area.

The Minister for Planning approved Amendment C171 on 20 June 2013 when a notice of approval of the amendment was published in the Victoria Government Gazette.

The Fishermans Bend Urban Renewal Area

The Fishermans Bend Urban Renewal Area (then made up of four precincts – Lorimer in the City of Melbourne and Montague, Wirraway and Sandridge in the City of Port Philip) was announced as an urban renewal area and rezoned Capital City Zone in 2012. At this time, Places Victoria were overseeing strategic planning for Fishermans Bend.

The Fishermans Bend Employment Precinct.

In April 2015 the Minister for Planning announced planning changes to Fishermans Bend, including making the industrial and commercial precinct to the west of Lorimer a new precinct in the Fishermans Bend Urban Renewal Area called the *Fishermans Bend Employment Precinct*. The Minister for Planning has appointed a Ministerial Advisory Committee to:

> *"Identify heritage buildings or other key sites and their values and provide design guidance to implement the Heritage Interpretation Plan" and that a "Heritage Interpretation Plan should be commissioned for the entire Fishermans Bend area, including the Employment Precinct, as a valuable input into defining the characteristics of distinct neighbourhoods, and assist in creating places with 'soul'".*

Much of this work has now been superseded and is now incorporated within the Fishermans Bend Recast which is the work undertaken by the Ministerial Taskforce.

The Fishermans Bend Taskforce

The Metropolitan Planning Authority (MPA) isoverseeing strategic planning for Fishermans Bend in their role as the lead on the Fishermans Bend Taskforce. The MPA will ultimately be responsible for carrying out the Ministerial Advisory Committee Report recommendations. It is important for the successful consultant to inform Council of any heritage recommendations impacting on MPA planning activities.

The Fishermans Bend Recast Vision

The Fishermans Bend Recast Vision responds to a recommendation from the Ministerial Advisory Committee (MAC) to refresh and redefine the vision for Fishermans Bend. The Advisory Committee recognised the community's broad support for the Fishermans Bend Urban Renewal Area Draft Vision 2013 (Draft Vision 2013). The MAC advised that any new vision should use the Draft Vision 2013 as a baseline and draw on wider economic, social and environmental influences on Fishermans Bend. The Taskforce is consulting with officers from the City of Port Phillip, City of Melbourne and a range of government departments and agencies to prepare the Fishermans Bend Recast Vision.

The Draft Vision 2013 includes 10 Strategic Directions for Fishermans Bend, which form a baseline for the Recast Vision:

1. The creation of 21st century jobs
2. The timely provision of infrastructure
3. A place that is easy to get around
4. A vibrant mix of uses and activities
5. Distinctive and diverse neighbourhoods
6. A great place for families
7. A high quality built environment
8. Smart environmental solutions
9. Environmental constraints addressed
10. Strong partnerships and effective governance

How will this Study Contribute to the Fishermans Bend Recast Vision?

The Southbank and Fishermans Bend Heritage Study will provide important information that will help set the Council and the Taskforce to understand the identity and character of the area.

City of Melbourne

Consultant Brief

Consultant Brief

Review of heritage buildings in Guildford and Hardware Lane precincts

DM# 9127866

Project Manager
Debbie Payne

Quote Submission Deadline
18 December 2015

1 PURPOSE

This brief sets out the scope of consultant services required to assist the City of Melbourne determine which buildings in the study area warrant heritage protection under the Melbourne Planning Scheme.

The project has 3 objectives:

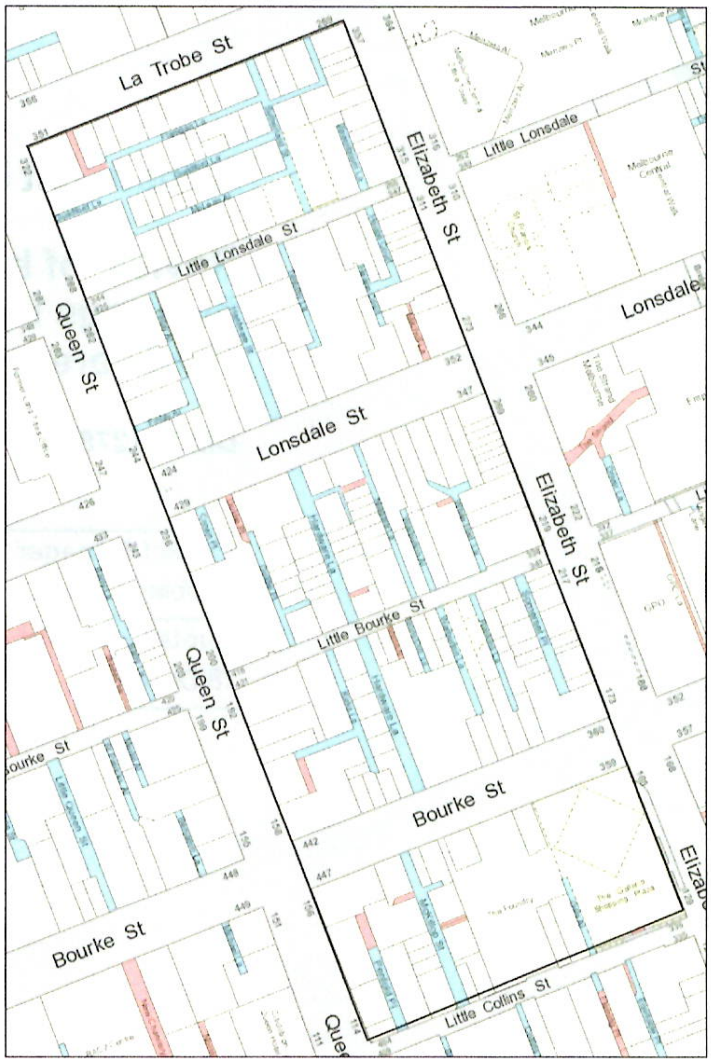
a) Designation of the extent of the Hardware Lane and Guildford Lane Precinct(s);

b) Preparation of Statements of Significance for the precinct(s); and

c) Preparation of Statements of Significance for any property recommended as individually significant

This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected.

The study area may be refined in consultation with the preferred consultant but at present comprises the blocks bounded by LaTrobe, Elizabeth, Little Collins and Queen Streets (approximately 204 buildings).



2 PROJECT DEFINITION

2.1 Project Requirements

The budget for this project is $80,000. Consultants should provide a fee proposal that includes the following tasks:

a) An assessment of all the buildings in the study area to determine those which warrant heritage protection under the Melbourne Planning Scheme.

b) Determining the boundary of the Hardware Lane and Guildford Land Precinct(s) and preparation of a Statement of Significance for the proposed precinct(s).

a) For each building in the study area recommending whether the building should be included in the new heritage overlay precinct(s), as either an individually significant building or contributory building as well as providing each building with an A, B, C or D grading; or whether the building should be included in an individual overlay.

b) Preparing Statements of Significance for any property recommended as individually significant.

This information is to be presented in a report clearly detailing the reason for the proposed recommendations including any change to an existing grading or why no grading is warranted.

Please note that the City of Melbourne is currently undertaking a heritage policies review which includes the "translation" of existing A to E gradings to the "significant/ contributory" system to meet the requirements of the Department of Environment, Land, Water and Planning (DELWP) Planning Practice Note '*Applying the Heritage Overlay September 2012*'.

The successful applicant will also be required to undertake the following tasks to be costed separately:

- Provide a written response to any issues raised in submissions received during exhibition;
- Present as an expert witness at the panel hearing and respond to any expert witness statements presented by submitters.
- Provide the information in the form of a database consistent with the HERMES database.

2.2 Background

2.2.1 Previous heritage reviews

The Review will build on the following City of Melbourne heritage reviews which identify Guildford Lane and Hardware Lane as warranting a heritage control:

- Central Activities District Conservation Study, Graeme Butler 1985;
- The Central City Heritage Review 1993; and
- Raworth Review, 2002
- Heritage Precincts Project, Meredith Gould 2006.

2.2.2 Recent heritage projects

The Review will need to draw on the findings of a recent City of Melbourne project reviewing the local heritage planning policies (Clause 22.04 and Clause 22.05) and the supporting document, *A review of the Local Heritage Planning Policies in the Melbourne Planning Scheme, July 2014.*

The recommendations in the Panel reports for the following recent heritage reviews will also need to be considered:

- Hoddle Grid Heritage Amendment C186
- City North Heritage Review Amendment C198; and
- Arden-Macaulay Heritage Review Amendment C207.

2.2.3 Current Policy

The City Of Melbourne Heritage Strategy 2013

Council's Heritage Strategy provides a framework to ensure the continued protection and enhancement of all the elements of Melbourne's heritage. This project will contribute to implementing the following actions in the *City of Melbourne Heritage Strategy 2013.*

> 1.4 Investigate, identify, assess and document, gaps in the record of items and places of cultural and/or natural heritage significance.
>
> 2.1 Review the scope of heritage place studies and reviews in the municipality to ensure that all relevant places are included and protected. This includes all paces on the now defunct register of the National Estate.
>
> 2.9 Develop Statements of Significance, drawing from themes in the *Thematic History – A History of the City of Melbourne's Urban Environment 2012*, for all heritage precincts, individually significance buildings and places across the city.

Thematic History – A History of the City of Melbourne's Urban Environment, 2012 Context

The Thematic Environmental History was adopted by Council in 2012 and sets out the key themes that have influenced the historical development of Melbourne. It helps to ensure that the places that reflect and represent the historical development of the municipality are recognised.

Melbourne Planning Scheme

Current policies within the Melbourne Planning Scheme that apply to the study area include:

- *Clause 15.03 Heritage*
- *Clause 22.04 Heritage Places within the Capital City Zone*
- *Schedule to Clause 43.01 Heritage Overlay*

2.2.4 Projects that are underway'

Amendment C258 addresses all the issues identified in the 2014 Discussion Paper referred to above, and will enhance heritage protection in the City. The Amendment proposes to:

- replace the current local heritage policies, Clauses 22.04 and 22.05 of the Melbourne planning scheme, with revised heritage policies which provide sound guidance for the assessment of planning applications within and outside the Capital City Zone (CCZ)
- replace the current incorporated document Heritage Places Inventory October 2014 with a new Heritage Inventory 2015, which replaces the current A to D grading system with the new grading system, as required by the Department of Environment, Land, Water and Planning and by Planning Panels Victoria.
- insert a new incorporated document Heritage Precincts Statement of Significance 2015, which includes:
    - six new statements of significance for the existing large scale heritage precincts outside the CCZ. These provide local context for, and thereby assist in, the assessment of planning permit applications in these areas
    - the existing statements of significance currently contained within the Heritage Places within the CCZ policy.
- remove the South Melbourne heritage precinct (HO5) from the Schedule to the Heritage Overlay as it covers roads and properties of no heritage value.

3 PROJECT METHODOLOGY

The Review must be in accordance with the DTPLI *'Applying the Heritage Overlay'* practice note.

The Review process needs to clearly justify the significance of the place.

The Review will include a holistic assessment of significance in terms of place types, periods and heritage values. The Review will build upon the previous work carried out by Council. It must refer to Thematic Environmental History when identifying historical significance.

The Review process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Debbie Payne, Strategic Planner

The project manager will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

4.2 Project Deliverables

The required outputs are:

4.2.1 The Review

A report which details the findings of the Review and contains:

1. An individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory, non-contributory; and a grading from A to D if appropriate). This report must clearly detail the reasons for every recommendation;
2. Statements of Significance for the precinct(s) and any building which is identified as being significant;
3. A master map identifying the boundary of the precinct(s) (must be in a format compatible with City of Melbourne GIS system).

4.2.2 Information Formatting

The completed Review, recommendations and the Statements of Significance must be produced as separate documents so the statements can be easily incorporated into the planning scheme.

The statements of significance are to be written according to the Applying the Heritage Overlay Practice Note (September 2012) and based on the heritage criteria contained therein. In addition a location map and photograph of the building should also be included.

All sources of information written or oral shall be fully documented. For source material privately held, the name and address of the owner should be given, with the owners consent.

All reports are to be submitted in Adobe PDF format and Microsoft Word format as required.

Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne's systems.

The consultant will provide at least one photograph in JPEG format compatible with CoMPASS (ArcGis)) clearly depicting each building.

The City of Melbourne's accessibility standards for publishing documents on our websites conform with the federal legislation and international Web Content Accessibility Guidelines (WCAG 2.0 Level AA).

All documents must be prepared in an accessible format.

4.3 Preparation of Project Management Plan

Before commencing the Review the consultant shall produce a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

4.4 Research, assessment and data-entry

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

Research and comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future

conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria 1 are to be used to identify the significance of the place:

- *Importance to the course or pattern of our cultural or natural history.*
- *Possession of uncommon rare or endangers aspects of our cultural or natural history.*
- *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- *Importance in exhibiting particular aesthetic characteristics.*
- *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.*
- *Special association with the life or works of a person, or group of persons, of importance in our history.*

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- *through the Statement of Significance;*
- *on a map or plan; and*
- *in a table to be included in the documentation for the heritage place.*

4.5 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include the information for each place and arranged in alphabetical order by address and locality.

4.5.1 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay, September 2012.

4.5.2 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.

4.5.3 Materials & Database

The consultant shall supply the City of Melbourne with:

Planning Scheme base map(s) showing the location of all places (marked with a polygon) which are recommended for statutory protection.

A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation, with photos and place maps.
- The draft Schedule to the Heritage Overlay.
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance.
- The study brief.

All terminology shall be consistent with Council's policy Clause 22.04 Heritage Places within the Capital City Zone.

5 SUBMISSION

5.1 Submission requirements

Written quotes are required which will include the following:

1. Breakdown of the fees for the respective tasks that are indicated in the brief.
2. A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief.
3. Details of the consultants' relevant experience and qualifications.
4. Hourly rates for each person to be involved in the project.
5. Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame.
6. Confirmation that the following insurances are held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers' liability and workers or employers compensation.

5.2 Timetable

The draft Heritage Review is to be completed by end **March 2016** with a final by the end of **April 2016**. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager.

It will be necessary that the consultant meet with relevant Council officers at an inception meeting in the early stages of the engagement to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times. It will also be required that the consultant present and discuss the findings of the review to the project team at the City of Melbourne.

The consultant will seek the approval of the Urban Strategy Branch for any amendments to the milestones and completion dates agreed upon.

5.3 Project budget

A lump sum price (inclusive of all costs [including disbursements] excluding GST) should be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

5.4 Confidentiality

Documentation relating to the study will remain confidential between the Council and the consultant. The report will not be published nor publicly released without the prior agreement of the Council. The consultant shall not publish any information or data associated with the study without the prior written approval of the project manager.

5.5 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on **18 December 2015**. Submissions can be sent to:

Post: Debbie Payne
Strategic Planner – Planning Scheme
Urban Strategy Branch
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

Email: deborah.payne@melbourne.vic.gov.au

Phone enquiries: 03 9658 8404